

City of Fort Lauderdale

City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov



Meeting Minutes - DRAFT

Tuesday, June 2, 2015

12:00 PM

Development - Part III

City Commission Conference Room

CITY COMMISSION WORKSHOP

FORT LAUDERDALE CITY COMMISSION

JOHN P. "JACK" SEILER Mayor - Commissioner
ROBERT L. McKENZIE Vice Mayor - Commissioner - District III
BRUCE G. ROBERTS Commissioner - District I
DEAN J. TRANTALIS Commissioner - District II
ROMNEY ROGERS Commissioner - District IV

LEE R. FELDMAN, City Manager
JOHN HERBST, City Auditor
JONDA K. JOSEPH, City Clerk
CYNTHIA A. EVERETT, City Attorney

Mayor Seiler called the meeting to order at 12:10 p.m.

ATTENDANCE ROLL CALL

Present: 5 - Mayor John P. "Jack" Seiler, Vice-Mayor Robert L. McKinzie, Commissioner Bruce G. Roberts, Commissioner Dean J. Trantalis and Commissioner Romney Rogers

Also Present: City Manager Lee R. Feldman, City Auditor John Herbst, City Clerk Jonda K. Joseph and City Attorney Cynthia A. Everett

Mayor Seiler noted that recommendations from the Fort Lauderdale Council of Civic Associations will be taken up at another meeting. He clarified that they are only dealing with All Aboard Florida, not citywide development issues.

PRESENTATIONS

15-0768 Citywide Development Trends Part III - All Aboard Florida

The City Manager provided introductory remarks, followed by Jose Gonzales, representing All Aboard Florida.

Eric Claussen, representing All Aboard Florida, noted that transit-oriented development is envisioned around the stations. He referred to slides related to this matter. A copy of the slides is attached to these minutes.

Jose Gonzalez, representing All Aboard Florida, continued review of the slides.

Claussen continued review of the slides. Discussion ensued about parking. Commissioner Roberts was concerned about the effect it would have if adjacent to the residential area. Mayor Seiler felt that it should be wrapped in retail or something else. He believed that 2 Street should be more than just a wall.

In response to the City Auditor, Claussen said they have not contemplated constructing buildings above the train line, as is done in Miami. The infrastructure for the building would need to be constructed now.

In reference to slide 15, Commissioner Trantalis commented that he felt the proposed design was on the right track.

Gonzales provided comments in reference to slide 21 – “State Office Site – Redevelopment Concept (Pedestrian Mall – Looking South)” about connectivity and creating a gateway along Broward Boulevard.

Gonzales added that he wished to continue working with City staff to develop a master plan and identify fundamental needs that can be developed into infrastructure. The parking garage is an immediate need followed by the transit-oriented development (TOD).

Commissioner Trantalis pointed out that it should have a tropical feel because that is what people expect when they visit Florida. Commissioner Roberts added that the weather and climate should be considered when determining the need for shade and landscaping elements. Palm trees look good from afar but do not provide adequate shade. Commissioner Rogers stated that this is a major

thoroughfare that people use to get to work. It would be nice to have something fun to look at it. Gonzales agreed that by creating a gateway feel, the thoroughfare would be transformed.

Mayor Seiler opened the floor for public comment.

Laura Croskeno, representing Middle River Terrace Neighborhood Association, advocated for keeping Fort Lauderdale a beach town and was not supportive of the high-rise "cement canyon" look proposed in today's presentation. It will impact the sky view. She agreed there should be more of a greenway. She advocated for non-smoking public areas. Commissioner Roberts pointed out that they want building height downtown. Mayor Seiler agreed that height and density should be concentrated in the downtown area.

Marilyn Mammano, representing Council of Fort Lauderdale Civic Associations, read in part from a document titled "Consensus Statement to City Commission on Development/Density," which is attached to these minutes.

Ron Centamore, president of Progresso Village Civic Association, said the Association's membership voted to support All Aboard Florida following a previous presentation. They believe that the TOD and development in that area will spark redevelopment westbound and northbound and will improve their neighborhood. Additionally they support extending the downtown Regional Activity Center (RAC) west of 7 Avenue and north to Sunrise.

Abby Laughlin, representing Central Beach Alliance, questioned how the Innovative Development (ID) would impact traffic and transportation. She requested a chart listing TOD guidelines and ID guidelines. She noted that there was previous discussion about the City getting credits for The Wave streetcar, All Aboard Florida and other transit methods but it was mentioned that the County disagreed; she wanted to know whether that matter has been resolved and what calculations would be used. The City Manager said they are still in discussions. They are reviewing parameters of the model in order to show the potential transportation impacts. They are trying to resolve the matter at the staff level.

Commissioner Rogers questioned whether a TOD has been defined other than as a zoning district. The City Manager advised that there are well-defined criteria that have been adopted and promulgated. He was unsure whether it would be fair to try to develop a nexus between the TOD and ID. Laughlin clarified she is attempting to understand it in the context of transportation services.

The City Manager advised that the concept of a TOD, where there are specific transportation hubs, is to encourage walkable areas because they have access to transportation. That is separate from IDs. It still has to address transportation issues and traffic issues. He confirmed for Commissioner Trantalis that the TOD is in the RAC. Commissioner Roberts noted that there are commonalities but they are not specifically tied together. Mayor Seiler wanted to keep them separate. The downtown location is ideal for higher density, greater height and mixed use that can be successful on multiple layers. Commissioner Trantalis noted that is consistent with the TOD. Laughlin said she wanted to ensure that the ID does not contain the same density and height.

Mary Fertig, president of Idlewyld Improvement Association, said she and neighboring associations hope that future traffic studies for major developments will occur during peak season. They also wanted an emergency services impact study for all major new development. They would like to see no more road diets but rather an analysis of how to use surrounding streets more effectively. She asked that meetings addressing development impacts be held at a time other than summer when people are out of town. There is a great opportunity to build in extra parking – perhaps even free parking – to the area as it is being developed. She encouraged the Commission to plan development for all residents

not just millenials.

Bob Moss, representing Moss Construction, felt that All Aboard Florida would be positive and beneficial in the long run. He advocated for All Aboard Florida and the planned project.

There was no one else wishing to speak.

There being no other matters to come before the Commission, the meeting adjourned at 1:21 p.m.